

**DATE:** April 29, 2019  
**TO:** RMC Governing Board  
**FROM:** Mark Stanley, Executive Officer  
**SUBJECT:** Item 13: Consideration of a resolution approving the Consultant Services Retainer for the Los Angeles River Community Restoration & Revitalization Projects, including Green Incubator and Cultural Center

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**PROGRAM AREA:** Lower Los Angeles River and Tributaries

**PROJECT TYPE:** Planning

**JURISDICTION:** Lower Los Angeles River Corridor

**PROJECT MANAGER:** Salian Garcia

**RECOMMENDATION:** That the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy Governing Board approve the list of consultants established from the Request for Qualifications (RFQ) for Consultant Services Retainer for the Los Angeles River Community Restoration & Revitalization Projects, including Green Incubator and Cultural Center.

**PROJECT DESCRIPTION:** In order to efficiently carry out the planning, development, and construction for projects related to the Lower Los Angeles River Revitalization Plan, Green Incubator, and the Cultural Center, the RMC released a Request for Qualifications (RFQ) for Consultants Services to provide professional services as required for project planning and development on an as needed basis (attached as Exhibit A). The projects identified in the planning process for the Los Angeles river initiated by passage of AB 530, establishment of the Lower Los Angeles River Working Group generated opportunities for urban river enhancements that touch on integration of open space, housing, transportation, and business development, requiring varying skills sets, disciplines and expertise which will require a broad range of experienced and skilled practitioners.

The RFQ was released on December 5, 2018 with a submittal deadline of January 7, 2019. The RFQ's primary purpose was to establish a pool of individual consultants and firms who have been pre-screened for their relevant level of expertise in urban river community projects, outreach, incubator and urban river improvement programs and projects. Subsequently, those on the list are highly qualified and readily available to provide professional consulting services for various projects within the Lower Los Angeles River region to support the Lower LA Revitalization Plan (AB 530). Services will primarily focus on the Green Incubator and Lower LA River Ranger Implementation Project, but the list of individuals and firms may also be used for projects throughout the lower Los Angeles river corridor.

Submittals were evaluated based upon a set of nine criteria for those firms who have complied with the minimum qualification requirements and to one or more of the following desirable qualifications and expertise detailed below:

**Knowledge of the Lower Los Angeles River and its Revitalization Plan (maximum score – 100 pts):** The contractor shall demonstrate a level of knowledge and expertise in understanding the Lower Los Angeles River's urban environment, and the communities along and the relevant concerns of the communities and regulatory agencies. The contractor may provide assistance in community presentations and assessment of the project's consistency with local plans and planning standards. The consultant will provide services related to the land acquisition and planning, including support for land purchases recommended within the Lower LA River Revitalization Plan, planning-related applications and construction projects related to the Plan.

**Incubator Oversight and Contract Management, and Post-Incubation (maximum score – 100 pts):** Contractor should be able to provide evaluations of incubator tenants' projects. This may involve preliminary business planning to help potential and early-stage small and medium-sized enterprises or entrepreneurs (including recent graduates, researchers, and inventors) to test the feasibility of their ideas and to develop a business plan. Mentoring and networking support may be provided to execute incubator graduates' business growth strategies.

The Green Incubator project will serve as a base and catalyst for the implementation of the Plan by building capacity, providing coordination, and facilitating collaboration by and for all community stakeholders. The Green Incubator will have the potential to provide funding for a river-adjacent, RMC managed site to support housing for:

- A "green innovator-in-residence" entrepreneurship
- A STEM/Citizen Scientists Academy for local youth
- Local green and environmental justice non-profits

**Availability, Schedule, and Project Management (maximum score – 10 pts):** An important selection factor is the availability of contractor and its staff and subcontractors, if any. The RMC recommends that the SOQ clearly delineate the person(s) that will be responsible for directing the professional services team and their relevant experience in such a role.

Other factors taken into consideration included expertise in graphics, knowledge of contemporary technologies and methodologies in green business, and experience in implementing restoration and/or recreation projects and working with disadvantaged communities.

Sixteen proposals were received; however, seven submissions were nonmaterially incomplete. In general, the deficiencies were missing signatures on documents or absence of document itself. On January 15, 2019, the RMC communicated to the individuals and firms regarding their issues resulting in the identified deficiencies in each proposal and advised if they would like the RMC to proceed to review their proposal, a respond within three business days with details and all necessary documents to be submitted for each non-responsive issue. All seven proposers responded within the requested timeframe, with the issues satisfactorily remedied.

The sixteen proposals were each evaluated by three RMC staff members for desirable qualification and expertise. A sample of the scoring sheet is attached as Exhibit B. The scores were then averaged with the maximum overall total score of 210. The table below reflects the proposals that scored above sixty-percent (60%) and they are ranked in order of overall total score (highest to lowest).

Proposal receiving a score below seventy-five percent (75%), as shaded on the chart below, was the result of the response demonstrating only limited or highly specialized skills in disciplines requested based on scoring.

<b>Rank</b>	<b>Proposer</b>	<b>Knowledge of the Lower LA River and its Revitalization Plan</b>	<b>Incubator Oversight &amp; Contract Management, &amp; Post Incubation; Cultural Center</b>	<b>Availability, Schedule, and Project Management</b>	<b>Overall Total Score</b>
<b>1</b>	Studio-MLA	94.7	95.0	9.3	199.0
<b>2</b>	Geosyntec Consultants	89.7	86.0	5.0	180.7
<b>3</b>	Tetra Tech, Inc	95.0	77.7	7.7	180.4
<b>4</b>	Urbanism Advisors	86.3	82.3	6.7	175.3
<b>5</b>	MIG	89.7	73.5	6.0	169.2
<b>6</b>	PlaceWorks	83.3	73.3	9.0	165.6
<b>7</b>	Los Angeles Cleantech Incubator	64.3	89.2	6.3	159.8
<b>8</b>	SWA	78.3	73.8	4.3	156.4
<b>9</b>	Jennifer Samson	70.5	75.5	6.0	152.0
<b>10</b>	RiverLA	71.5	71.8	4.7	148.0
<b>11</b>	AHBE	74.7	64.8	4.7	144.2
<b>12</b>	Ninyo & Moore	82.3	55.3	5.0	142.6
<b>13</b>	Amigos de los Rios	65.7	65.7	5.7	137.1
<b>14</b>	Stoss Landscape Urbanism	67.3	57.7	5.3	130.3

The RMC propose the above list of consultants to be potentially selected for as needed tasks. For each task order, upon selection for service, the contractors will be asked to submit a fee schedule specifying the hourly rates for specific classifications of employees, subcontractors, and/or services to be provided.

No contractor is guaranteed a minimum contract value by virtue of being participant and inclusion on the list consultants under this solicitation. Actual payments will be managed through specific request for service proposals, scopes of work and quotes based on approved fee schedules that will be executed at the discretion of the Executive Officer or designee. Payments to consultants and/or contractors will only be made for work satisfactory provided and approved by the RMC. All terms of this solicitation for service qualifications and tasks order for service shall be satisfied and required to be met by consultants and contractors.

**FISCAL INFORMATION:** Funding for the contracts resulting from the Request for Qualifications will be allocated from local assistance for Los Angeles River Community Restoration and Revitalization Projects and the statute from multiple fund sources, including Proposition 1, Proposition 68, and Budget Act of 2018 allocations.

Proposition 1:

79731 (f): San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the sum of thirty million dollars (\$30,000,000) and section 79735 (a) of the funds authorized by Section 79730, one hundred million dollars (\$100,000,000) shall be available, upon appropriation by the Legislature, for projects to protect and enhance an urban creek, as defined in subdivision (e) of Section 7048, and its tributaries pursuant to Division 22.8 (commencing with Section 79508....

Proposition 68

80110(b)(6): San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the sum of thirty million dollars (\$30,000,000) and section 80100(a)(1)(B) thirty-seven million five hundred thousand (\$37,500,000) shall be available to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy.

Budget Act of 2018 (Senate Bill No. 840)

For local assistance, Secretary of the Natural Resources Agency: Los Angeles River Community Restoration and Revitalization Projects, in the amount of twenty million dollars (\$20,000,000), of this amount, allocation to Rivers and Mountains Conservancy is nineteen million dollars (\$19,000,000).

**LEGISLATIVE AUTHORITY AND RMC ADOPTED POLICIES/AUTHORITIES:** The Rivers and Mountains Conservancy (RMC) statute provides in part that:

Section 32602: There is in the Resources Agency, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, which is created as a state agency for the following purposes:

- (a) To acquire and manage public lands within the Lower Los Angeles River and San Gabriel River watersheds, and to provide open-space, low-impact recreational and educational uses, water conservation, watershed improvement, wildlife and habitat restoration and protection, and watershed improvement within the territory.
- (b) To preserve the San Gabriel River and the Lower Los Angeles River consistent with existing and adopted river and flood control projects for the protection of life and property.
- (c) To acquire open-space lands within the territory of the conservancy.

Section 32604: The conservancy shall do all of the following:

- (a) Establish policies and priorities for the conservancy regarding the San Gabriel River and the Lower Los Angeles River, and their watersheds, and conduct any necessary planning activities, in accordance with the purposes set forth in Section 32602.
- (b) Approve conservancy funded projects that advance the policies and priorities set forth in Section 32602.
- (d) To provide for the public's enjoyment and enhancement of recreational and educational experiences on public lands in the San Gabriel Watershed and Lower Los Angeles River, and the San Gabriel Mountains in a manner consistent with the protection of lands and resources in those watersheds.

Section 32614: The conservancy may do all of the following:

- (b) Enter into contracts with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties, and enter into a joint powers agreement with a public agency, in furtherance of the purposes set forth in Section 32602.
- (e) Enter into any other agreement with any public agency, private entity, or person necessary for the proper discharge of the conservancy's duties for the purposes set forth in Section 32602.
- (f) Recruit and coordinate volunteers and experts to conduct interpretive and recreational programs and assist with construction projects and the maintenance of parkway facilities.

Further, Section 32614 provides that: The conservancy may do all of the following:

- (g) Undertake, within the territory, site improvement projects, regulate public access, and revegetate and otherwise rehabilitate degraded areas, in consultation with any other public agency with appropriate jurisdiction and expertise, in accordance with the purposes set forth in Section 32602. The conservancy may also, within the territory, upgrade deteriorating facilities and construct new facilities as needed for outdoor recreation, nature appreciation and interpretation, and natural resources protection. The conservancy may undertake those projects by itself or in conjunction with another local agency; however, the conservancy shall provide overall coordination of those projects by setting priorities for the projects and by ensuring a uniform approach to projects. The conservancy may undertake those projects with prior notification to the legislative body of the local agency that has jurisdiction in the area in which the conservancy proposes to undertake that activity.

Section 32614.5:

- (a) The conservancy may award grants to local public agencies, state agencies, federal agencies, and nonprofit organizations for the purposes of this division.
- (b) Grants to nonprofit organizations for the acquisition of real property or interests in real property shall be subject to all of the following conditions:
  - (1) The purchase price of any interest in land acquired by the nonprofit organization may not exceed fair market value as established by an appraisal approved by the conservancy.
  - (2) The conservancy approves the terms under which the interest in land is acquired.
  - (3) The interest in land acquired pursuant to a grant from the conservancy may not be used as security for any debt incurred by the nonprofit organization unless the conservancy approves the transaction.
  - (4) The transfer of land acquired pursuant to a grant shall be subject to the approval of the conservancy and the execution of an agreement between the conservancy and the transferee sufficient to protect the interests of the state.
  - (5) The state shall have a right of entry and power of termination in and over all interests in real property acquired with state funds, which may be exercised if any essential term or condition of the grant is violated.
  - (6) If the existence of the nonprofit organization is terminated for any reason, title to all interest in real property acquired with state funds shall immediately vest in the state, except that, prior to that termination, another public agency or nonprofit organization may receive title to all or a portion of that interest in real property, by recording its acceptance of title, together with the conservancy's approval, in writing.
- (c) Any deed or other instrument of conveyance whereby real property is acquired by a nonprofit organization pursuant to this section shall be recorded and shall set forth the executor interest or right of entry on the part of the state.